



COMMONWEALTH of VIRGINIA

DAVID S. EKERN, P.E.
COMMISSIONER

DEPARTMENT OF TRANSPORTATION

14685 Avion Parkway
Chantilly, VA 20151
(703) 383-VDOT (8368)

July 21, 2009

Mr. Stephen Gardner
County of Loudoun
Department of Planning
1 Harrison Street, S.E.
P.O. Box 7000
Leesburg, Virginia 20177-7000



Re: Stone Ridge Commercial
(3rd Submission Amended Application)
Loudoun County Application Numbers ZMAP 2006-0011 and ZCPA 2006-0003

Dear Mr. Gardner:

We have reviewed the above noted application as requested in your June 22, 2009 transmittal. We offer the following comments:

1. All traffic signals and signal modifications costs associated with this application are to be borne by the applicant. Verbiage to this effect should be included in the proffers including the associated warrant analyses. The intersection of particular interest has Level of Service (LOS) "F" on the side streets and is the following:
 - a. Stone Springs Boulevard/Tall Cedars Parkway
2. Please see the attached memorandum dated 07/16/2009 from Mr. Arsalan (Alex) Faghri of VDOT's Traffic Engineering Section regarding the Traffic Study Impact Update (TIS).
3. Please see the attached e-mail dated Monday, July 13, 2009 from Rahul Trivedi, P. E. of VDOT's Transportation Planning Section.

If you have any questions, please call me at (703) 383-2061.

Sincerely,


John Bassett, P.E.
Transportation Engineer

Attachments

cc: Imad Salous, P. E.

Memorandum

To: John Bassett, P.E.

From: Arsalan (Alex) Faghri

CC: Jim R. Turner, P.E.

Date: 07/16/2009

Re: RUID 11281 – Stone Ridge Commercial – Rt. 50 and Gum Spring Road (Rt. 659) – ZMAP 2006-0011 & ZCPA 2006-0003

This review pertains to second submission memorandum associated with the subject project. The memorandum provides analysis for modifying land parcels within the approved and mostly constructed site that would result in an increase of 133 S.F. It also serves as an addendum to a TIA submitted to VDOT for review in September 2006. It must be noted that the applicant never responded to the September 2006 comments and therefore the validity of the TIA is still undetermined.

The analysis provided on the June 16, 2009 memorandum is generally acceptable.

Existing peak hour volumes depicted on Figure 3 were checked and is consistent with the raw collected data.

Future volume for “Approved” and “Proposed” were verified and is generally consistent with the approved growth rates plus volume generated by background developments.

Capacity analysis utilizing Synchro was checked. It is consistent with the provided data. Further, proposed geometry provides sufficient capacity for the generated volumes.

We have stamped the memorandum as **Review complete**. We are retaining the one copy you provided for our records. Please call if you have any questions.

From: Trivedi, Rahul, P.E.
Sent: Monday, July 13, 2009 12:11 PM
To: Bassett, John (NOVA)
Cc: Llana, Claudia, P.E.; Dabestani, Cina
Subject: RE: Stone Ridge Commercial - Revised Traffic Impact Analysis (TIA); Loudoun County

We have reviewed the subject TIA and our previous comments have been addressed. VDOT supports the new proffer for a 100 space commuter lot as the existing lot is filling up.

Thank you for providing the opportunity to review and comment on the TIA.

Rahul

Rahul Trivedi P.E.
VDOT, Northern Virginia District
Transportation Planning Section
Chantilly, VA - 20151
Phone-703-383-2223